



Newsletter- Edition No. 4

April 2024

Salters Road



Welcome to April's newsletter for our Salters Road project, delivered in partnership with the Borough Council of Kings Lynn and West Norfolk.

This project consists of 78 new-build houses for shared ownership and rent.

In this newsletter we will give you a brief update on the scheme and provide you with relevant information and contact details for the team.

If you have any questions or concerns during this construction project the best contact is -

Senior Site Manager - Mark Bond
Tel - 07970 953862 (08:00 - 16:30) weekdays

Alternatively, you can pop to site and ask the gateman to contact the team so your question or concerns can be addressed.

In case of an emergency please ring **0800 600 7695**.

Regards, Lovell Team

COMPLETED WORKS AND WHAT'S COMING UP

We have proudly completed plots 1-23 and these homes are now fully occupied. The asphalt works to Salters Road itself have happened and the connected footpaths are now complete. The pedestrian/cycle link through to Losinga Road has been completed and we're pleased to see it's being used by the public. There is some open space within the first phase of the project that is currently laid to grass and that will shortly be planted with shrubs for the spring.

During this next period, we are looking to hand over a further 10 houses with the rest to be finished in phases later in the year.

We have completed the roofs on 68 of the plots and are now constructing the last 10. We have had to relocate our site storage and carparking to free up these last plots as space is limited within the site.

INTERESTING FACT

We are installing bat and bird boxes to several of the houses. These are fixed at high level and will encourage wildlife into the area. We are also forming 'hedgehog highways' inside the fencing to allow them to move freely around the site.

SCHEME BENEFITS

This scheme is providing much-needed affordable housing to local people in the area, which lessens the burden on the housing crisis we hear so much about in the media. It has also improved an area of land that was unsightly and had huge problems with fly tipping and rubbish.

RECENT SITE PHOTOGRAPHS





FREEBRIDGE SECTION

23 houses have now been transferred to Freebridge Community Housing. These are starting to be occupied and those that have moved in have passed on some really positive feedback, such as: having spacious rooms, modern features and because of the flooring they are completely ready to move into.

DANGERS OF BUILDING SITES

We know building sites hold great interest for some people, especially youngsters, and we would ask you to remind children of the dangers of building sites, in particular young children and teenagers.

Please be particularly aware of the lorries delivering to and leaving the site. Please make sure you are seen, and we can see you!

Lovell Partnerships take care to ensure the site perimeter is safe and secure and the site is fully locked up at the end of each day. Our gateman works tirelessly to ensure public safety at the site entrance and cleans all vehicles leaving site.

MINIMISING LANDFILL

As a partnership that cares about the impact of construction on the environment, we are always striving to eliminate the waste we create during the construction process. This in turn reduces the amount of waste that goes to landfill. Typically, Lovell will use this approach:

REDUCE: can we prevent and reduce waste generation in the first place?

REUSE: can we give the products a second life before they become waste?

RECYCLE: can waste materials be re-processed into products, materials, or substances whether for the original or other purposes?

RECOVERY: if we can't reuse or recycle, can we incinerate to produce alternative energy?

DISPOSAL: as a last resort, some waste is sent to landfill. Currently only 0.28% of Lovell waste goes to landfill. 99.72% gets reused/recycled etc.

MINIMISING DISRUPTION

We would like to thank you for your patience regarding construction vehicle movement into and out of site, particularly with the size of some of our deliveries.

We appreciate that construction projects have an impact on our neighbours and surrounding residents.

The designated site working hours are:

7:30am - 5:00pm Monday to Friday, with occasional Saturday mornings (if necessary). Deliveries are between 8:00am and 4:00pm.

CREATING COMMUNITIES

On 3rd February we held a Creating Communities event. This was held at The Beacon and saw organisations such as Lily, Community Action Norfolk, North Lynn Food Hub and the Police gather to talk to residents. Lots of residents came and shared their thoughts on their community, including desired activities, services, and organisations. We'll be doing another one!



CONSIDERATE CONSTRUCTORS SCHEME

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The site has been registered with the Considerate Constructors Scheme (CCS), which means that how we interact with our neighbours and operate our site will be assessed by an independent body. More information on CCS can be found at www.ccscheme.org.uk.

CCS is an independent scheme that monitors our construction site against a code of considerate practice, designed to encourage best practice beyond statutory requirements.

There are three main areas monitored:

- **Respect the Community** - Constructors should give utmost consideration to their impact on neighbours and the public
- **Care for the Environment** - Constructors should protect and enhance the environment
- **Value their Workforce** - Constructors should provide a supportive and caring working environment

At Lovell we pride ourselves on community engagement. Throughout this development we will be looking for local projects or charities to support: if you have any suggestions for this please contact us.

If you want to comment on our site or workforce, please contact Lovell Partnerships on 01603 709800 or the Considerate Constructors Scheme on 0800 783 1423, quoting our registration number **512272**.



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OPERATIONS MANAGER



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